



ORDINANCE NO. 1192

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR GENERAL BUSINESS SIGNS ON PROPERTY PRESENTLY ZONED PD-14 (O, MF-2); BEING A TRACT CONTAINING APPROXIMATELY 550,198 SQUARE FEET OF LAND OF THE BROOKHAVEN OFFICE PARK ADDITION, SAID TRACT BEING BOUNDED ON THE NORTH BY MAYBROOK DRIVE, ON THE EAST BY WEBB CHAPEL ROAD, ON THE SOUTH BY IH635 AND ON THE WEST BY TREEVIEW LANE; AUTHORIZING SUCH PROPERTY BE ALLOWED FOUR GENERAL BUSINESS SIGNS; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for four general business signs, on an area presently zoned PD-14

(0,MF-2), said area being described as follows, to-wit:

Being a tract containing approximately 550,198 square feet of land of the Brookhaven Office Park Addition, said tract being bounded on the north by Maybrook Drive, on the east by Webb Chapel Road, on the south by IH635, and on the west by Treeview Lane;

and more particularly located as shown in Exhibit "A", which is attached to and expressly made a part of this ordinance.

Said sign shall not exceed fourteen (14) feet in height and constructed as described in Exhibit "B", which is attached to and specifically made a part of this ordinance. Additionally, the materials of the complete sign shall be of the construction and materials as described in Exhibit "B". Said signs are to be located as shown in Exhibit "A".

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein, by the granting of a specific use permit for general business signs as described herein only.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.

SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. Whereas, it appears that the above described property

requires that it be given the Specific Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

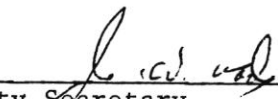
DULY PASSED BY THE City Council of the City of Farmers Branch,
Texas, on this the 19th day of June, 1978.

APPROVED:



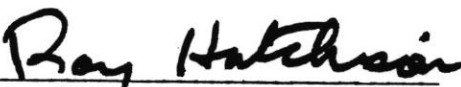
Mayor

ATTEST:



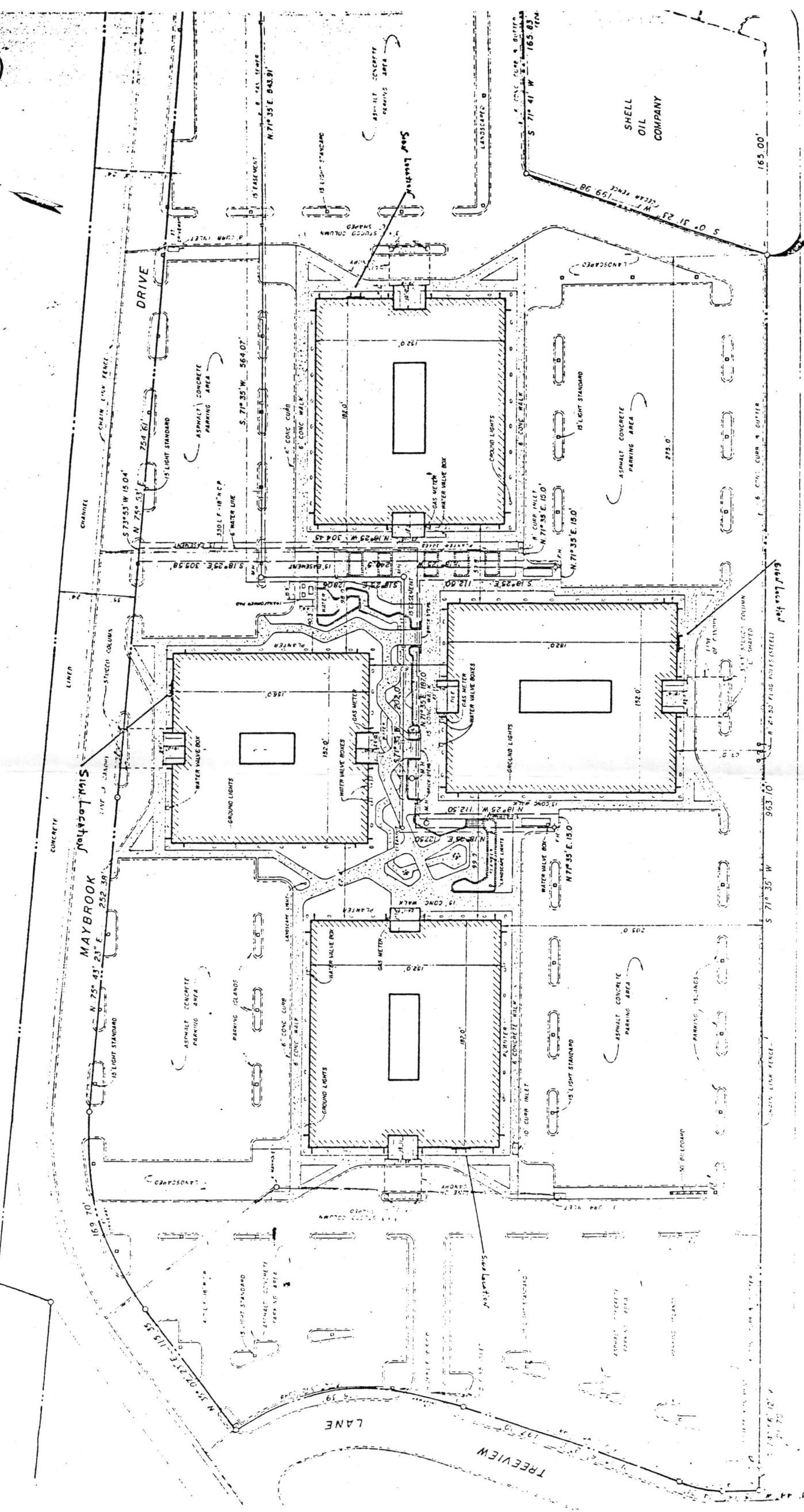
City Secretary

APPROVED AS TO FORM:



City Attorney

5D

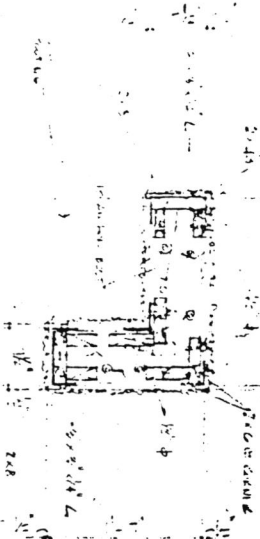


PLACE OF BEGINNING
EXHIBIT "A"

NO. 635

HWY.

INTERSTATE



Section 5

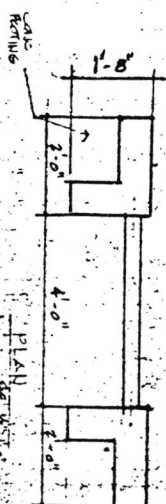
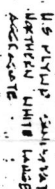


EXHIBIT "B"
ENCLOSURE #1

Location of study
trial to be located at point of
departure as follows:
1. SOUTH side - CENTRAL PANEL EAST SIDE
2. EAST side - CENTRAL PANEL NORTH END
3. WEST side - CENTRAL PANEL NORTH SIDE
4. NORTH side - CENTRAL PANEL EAST SIDE